

**FLATHEAD COUNTY PLANNING BOARD
MINUTES OF THE MEETING
JULY 11, 2018**

CALL TO ORDER <i>5:59 pm</i>	A meeting of the Flathead County Planning Board was called to order at approximately 6:00 p.m. at South Campus Building, 40 11 th Street W, Ste. 200, Kalispell, Montana. Board members present were Jeff Larsen, Greg Stevens, Mike Horn, Dean Sirucek, Ron Schlegel, and James Thompson. Sandra Nogal and Kevin Lake had excused absences. Mark Mussman, Rachel Ezell, Kari Nielsen, and Donna Valade represented the Flathead County Planning & Zoning Office. There were 10 members of the public in attendance.
APPROVAL OF MEETING MINUTES <i>5:59 pm</i>	Sirucek made a motion, seconded by Schlegel, to approve the June 13, 2018 meeting minutes. Motion carried on a roll call vote.
PUBLIC COMMENT <i>(Public matters that are within the jurisdiction of the Board 2-3-103 M.C.A)</i> <i>6:00 pm</i>	None
DONALD & JEANNIE NELSON (FZC-18-08) <i>6:00 pm</i>	A zone change request by Donald E. & Jeannie M. Nelson for property located at 2221 Highway 35 East near Kalispell within the Eastside Zoning District. The proposal would change the zoning on a parcel containing approximately 5.00 acres from <i>AG-80 (Agricultural)</i> to <i>SAG-5 (Suburban Agricultural)</i> .
STAFF REPORT <i>6:00 pm</i>	Kari Nielsen reviewed staff report FZC-18-08 for the board.
BOARD QUESTIONS <i>6:02 pm</i>	None
APPLICANT PRESENTATION <i>6:02 pm</i>	None

**AGENCY
COMMENTS**
6:02 pm

None

**PUBLIC
COMMENT**
6:03 pm

None

**MAIN MOTION
TO ADOPT F.O.F.
(FZC-18-08)**
6:03 pm

Stevens made a motion, seconded by Schlegel, to adopt staff report FZC-18-08 as findings of fact.

**BOARD
DISCUSSION**
6:03 pm

None

**ROLL CALL TO
ADOPT F.O.F.
(FZC-18-08)**
6:03 pm

Motion was passed on a roll call vote.

**MAIN MOTION
TO
RECOMMEND
APPROVAL
(FZC-18-08)**
6:04 pm

Stevens made a motion, seconded by Horn, to recommend approval of FZC-18-08 to the Board of County Commissioners.

**BOARD
DISCUSSION**
6:04 pm

None

**ROLL CALL TO
RECOMMEND
APPROVAL
(FZC-18-08)**
6:04 pm

The motion passed unanimously on a roll call vote.

**GLENDA SMITH
(FZC-18-11)**
6:04 pm

A zone change request by Mike Ferrington, on behalf of Glenda Smith for property located at 2501 East Lakeshore Drive near Whitefish, MT within the Rural Whitefish Zoning District. The proposal would change the zoning on a parcel containing approximately 10.07 acres from *SAG-10 (Suburban Agricultural)* to *R-2.5 (Rural Residential)*.

STAFF REPORT
6:05 pm

Donna Valade reviewed staff report FZC-18-11 for the board.

BOARD
QUESTIONS
6:06 pm

None

APPLICANT
PRESENTATION
6:06 pm

Michael Ferington, 100 2nd St E #213, was the attorney representing the applicant and said he was in agreement with the staff report. He stated that the goal of the zone change was to make the new subdivided properties consistent with the adjacent areas. He said that their intent was to have an equestrian type, 4 parcel development. He requested the board make a positive recommendation to the Commissioners.

AGENCY
COMMENTS
6:07 pm

None

PUBLIC
COMMENT
6:08 pm

Blanche Puffer, 130 Wolverine Trails, said that she did not oppose the proposal but she wanted to get more information about the future intended use. She had a neighboring property. She wanted to know what the intended use for the property was. She wondered how it was going to impact her driveway and her property values.

Stevens addressed her questions, stating that the application was for a zone change only. He explained the potential development that could occur with the new zoning.

She asked the applicant if she could ask questions.

Larsen said that if she wanted to talk to the neighbors, which he recommend, she should do that at a different time because she was there to address the board. He also explained the application process the applicants would have to go through for further development.

Schlegel asked her to point out on the map where she was located but she said that map had confused her and she was unsure.

MAIN MOTION
TO ADOPT F.O.F.
(FZC-18-11)
6:12 pm

Schlegel made a motion, seconded by Thompson, to adopt staff report FZC-18-11 as findings of fact.

BOARD
DISCUSSION
6:13 pm

None

**ROLL CALL TO
ADOPT F.O.F.
(FZC-18-11)
6:13 pm**

Motion was passed on a roll call vote.

**MAIN MOTION
TO
RECOMMEND
APPROVAL
(FZC-18-11)
6:13 pm**

Schlegel made a motion, seconded by Thompson, to recommend approval of FZC-18-11 to the Board of County Commissioners.

**BOARD
DISCUSSION
6:13 pm**

In reference to the stated intended use of the property, Stevens shared that in his experience llamas and horses did not mix.

**ROLL CALL TO
RECOMMEND
APPROVAL
(FZC-18-11)
6:14 pm**

The motion passed unanimously on a roll call vote.

**RAY FAMILY
TRUST
(FZC-18-12)
6:14 pm**

A zone change request by Sands Surveying, on behalf of the Ray Family Trust for property located at 555 Schrade Road, north of Kalispell within the Highway 93 North Zoning District. The proposal would change the zoning on a parcel containing approximately 40.03 acres from *AG-40 (Agricultural)* to *SAG-10 (Suburban Agricultural)*.

**STAFF REPORT
6:15 pm**

Kari Nielsen reviewed staff report FZC-18-12 for the board.

**BOARD
QUESTIONS
6:16 pm**

None

**APPLICANT
PRESENTATION
6:16 pm**

Eric Mulcahy, 2 Village Loop, from Sands Surveying, represented the applicants and said that they concurred completely with the staff report.

**AGENCY
COMMENTS
6:16 pm**

None

**PUBLIC
COMMENT**
6:17 pm

None

**MAIN MOTION
TO ADOPT F.O.F.**
(FZC-18-12)
6:17 pm

Stevens made a motion, seconded by Sirucek, to adopt staff report FZC-18-12 as findings of fact.

**BOARD
DISCUSSION**
6:17 pm

None

**ROLL CALL TO
ADOPT F.O.F.**
(FZC-18-12)
6:17 pm

Motion was passed on a roll call vote.

**MAIN MOTION
TO
RECOMMEND
APPROVAL**
(FZC-18-12)
6:17 pm

Schlegel made a motion, seconded by Horn, to recommend approval of FZC-18-12 to the Board of County Commissioners.

**BOARD
DISCUSSION**
6:18 pm

None

**ROLL CALL TO
RECOMMEND
APPROVAL**
(FZC-18-12)
6:18 pm

The motion passed unanimously on a roll call vote.

CURTIS LUND
(FZC-18-13)
6:19 pm

A zone change request by Jackola Engineering and Architecture, on behalf of Curtis Lund for property located behind Shopko within the Willow Glen Zoning District (Assessor #s 0347100, 0974066, 0503550). The proposal would change the zoning on approximately 11.36 acres from *B-2/EEO (General Business/Evergreen Enterprise Overlay)* and *R-2 (One-Family Limited Residential)* to *B-3/EEO (Community Business/Evergreen Enterprise Overlay)*.

STAFF REPORT
6:19 pm

Rachel Ezell reviewed staff report FZC-18-13 for the board.

**BOARD
QUESTIONS**
6:22 pm

Sirucek asked for clarification on the alternate access route. Ezell explained it on the overhead map. They discussed logistics and locations of both the main and the emergency accesses.

Horn asked about the possibility of a four lane highway being put in. Ezell said that it was something to take in to consideration because there was an 80' easement. She did not know how far along in the planning process the possible bypass was.

**APPLICANT
PRESENTATION**
6:28 pm

Rory Young, 2215 Hwy 23 S, from Jackola Engineering and Architecture PC, represented the applicants and said he was available for questions.

**BOARD
QUESTIONS**
6:28 pm

None

**AGENCY
COMMENTS**
6:28 pm

None

**PUBLIC
COMMENT**
6:29 pm

None

**MAIN MOTION
TO ADOPT F.O.F.
(FZC-18-13)**
6:29 pm

Stevens made a motion, seconded by Sirucek, to adopt staff report FZC-18-13 as findings of fact.

**BOARD
DISCUSSION**
6:29 pm

None

**ROLL CALL TO
ADOPT F.O.F.
(FZC-18-13)**
6:29 pm

Motion was passed on a roll call vote.

**MAIN MOTION
TO
RECOMMEND
APPROVAL
(FZC-18-13)
6:29 pm**

Schlegel made a motion, seconded by Sirucek, to recommend approval of FZC-18-13 to the Board of County Commissioners.

**BOARD
DISCUSSION
6:30 pm**

None

**ROLL CALL TO
RECOMMEND
APPROVAL
(FZC-18-13)
6:30 pm**

The motion passed unanimously on a roll call vote.

**RAY FAMILY
TRUST
(FPPUD-18-01)
6:30 pm**

A request from Jackola Engineering and Architecture, on behalf of Curtis Lund for Preliminary Planned Unit Development (PUD) approval at property located behind Shopko within the Willow Glen Zoning District (Assessor #s 0347100, 0974066, 0503550). Containing approximately 11.36 acres, the applicant has also requested a zone change from *B-2/EEO (General Business/Evergreen Enterprise Overlay)* and *R-2 (One-Family Limited Residential)* to *B-3/EEO (Community Business/Evergreen Enterprise Overlay)* with an overlay PUD to increase the maximum structure height to 60 feet.

**STAFF REPORT
6:31 pm**

Donna Valade reviewed staff report FPPUD-18-01 for the board.

**BOARD
QUESTIONS
6:32 pm**

Stevens questioned the terminology used in the staff report in paragraph 3 of page 7. Stevens felt the sentence was confusing and the report would be easier to understand if the sentence was struck.

**MOTION TO
AMMEND STAFF
REPORT
FFPUD-18-01
6:36 pm**

Stevens made a motion, seconded by Horn, to strike the last sentence of paragraph 3 on page 7 of the Staff Report FPPUD-18-02.

**MOTION TO
AMMEND STAFF
REPORT
FFPUD-18-01
6:36 pm**

On a roll call vote the motion passed unanimously.

**BOARD
QUESTIONS**
6:37 pm

Stevens discussed the reference to a phasing plan and if or how a phasing plan applied to a PUD. Mussman discussed this at great length with the board.

**APPLICANT
PRESENTATION**
6:45 pm

Rory Young, 2215 Hwy 23 S, from Jackola Engineering and Architecture PC, represented the applicants and said he was available for questions.

**BOARD
QUESTIONS**
6:45 pm

Sirucek questioned and discussed with Young the sewer capacity, storm water handling of the project, and when storm water will be addressed.

**AGENCY
COMMENTS**
6:48 pm

None

**PUBLIC
COMMENT**
6:49 pm

None

**MAIN MOTION
TO ADOPT F.O.F.
(FPPUD-18-01)**
6:49 pm

Stevens made a motion, seconded by Sirucek, to adopt staff report FPPUD-18-01, as amended, as findings of fact.

**BOARD
DISCUSSION**
6:49 pm

None

**ROLL CALL TO
ADOPT F.O.F.
(FPPUD-18-01)**
6:50 pm

Motion was passed on a roll call vote.

**MAIN MOTION
TO
RECOMMEND
APPROVAL
(FPPUD-18-01)**
6:50 pm

Schlegel made a motion, seconded by Horn, to recommend approval of FPPUD-18-01 to the Board of County Commissioners.

**BOARD
DISCUSSION**
6:50 pm

Stevens voiced that he thought it was a good project and was in favor of providing housing opportunities for seniors and thus providing more homes for the younger people as well. He was in favor of projects of this kind.

**ROLL CALL TO
RECOMMEND
APPROVAL
(FPPUD-18-01)
6:61 pm**

The motion passed unanimously on a roll call vote.

**OLD BUSINESS
6:52 pm**

None

**NEW BUSINESS
6:52 pm**

Mussman reminded the board that text amendments will be reviewed next month

**MEETING
ADJOURNED
6:52 pm**

The meeting was adjourned on a motion by Schlegel and Sirucek at approximately 6:52 pm. The next meeting will be held August 8, 2018 pm.



Jeff Larsen, Chairman



Angela Phillips, Recording Secretary

APPROVED AS SUBMITTED/CORRECTED: 8 / 8 /18